006.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,900 / 993,900
					USE VALUE:	993,900 / 993,900
					ASSESSED:	993,900 / 993,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATARI HIROMICHI
Owner 2:	
Owner 3:	
Street 1:	86 EVERETT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,272 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3480 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5272.000	577,600		416,300	993,900
Total Card	0.121	577,600		416,300	993,900
Total Parcel	0.121	577,600		416,300	993,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.64 | /Parcel: 285.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

5568

GIS Ref

GIS Ref

Insp Date

04/09/18

!587!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	577,700	0	5,272.	416,300	994,000	994,000	Year End Roll	12/18/2019
2019	104	FV	430,600	0	5,272.	442,300	872,900	872,900	Year End Roll	1/3/2019
2018	104	FV	430,800	0	5,272.	322,600	753,400	753,400	Year End Roll	12/20/2017
2017	104	FV	404,200	0	5,272.	281,000	685,200	685,200	Year End Roll	1/3/2017
2016	104	FV	404,200	0	5,272.	239,400	643,600	643,600	Year End	1/4/2016
2015	104	FV	360,300	0	5,272.	234,200	594,500	594,500	Year End Roll	12/11/2014
2014	104	FV	360,300	0	5,272.	192,500	552,800	552,800	Year End Roll	12/16/2013
2013	104	FV	374,800	0	5,272.	183,200	558,000	558,000		12/13/2012

PRINT

Date	Time
12/10/20	16:20:48

LAST REV

Date	Time
05/22/18	09:16:36

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 587

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAIMAN BEATRIC	29290-100		10/29/1998		349,000	No	No		Y

USER DEFINED

Prior Id # 1:	5568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	BS	Barbara S
1/21/2009	Meas/Inspect	294	PATRIOT
3/22/2000	Inspected	263	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	263	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5272		Sq. Ft.	Site		0	80.	0.99	1			Med. Tr	-10					416,275						416,300	

Total AC/HA: 0.12103 | Total SF/SM: 5272 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 416,275 | Spl Credit | Total: 416,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05260730
Const Adj.:	0.98000199
Adj $ / SQ:	175.365
Other Features:	133000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709599
Depreciation:	131985
Depreciated Total:	577614

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

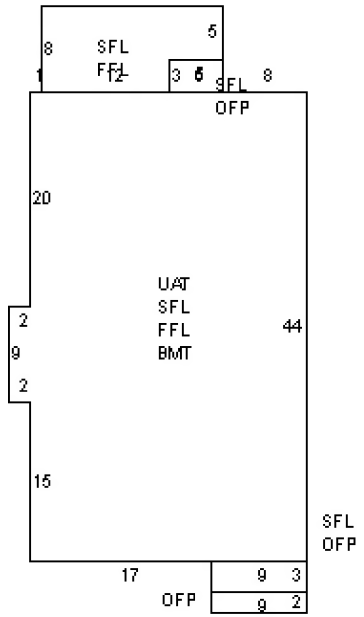
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.36
Special Features:	0	Val/Su Net:	140.16
Final Total:	577600	Val/Su SzAd	221.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,325	175.360	232,358
FFL	First Floor	1,283	175.360	224,993
BMT	Basement	1,162	69.710	81,000
UAT	Upper Attic	291	122.760	35,660
OFP	Open Porch	60	43.120	2,587

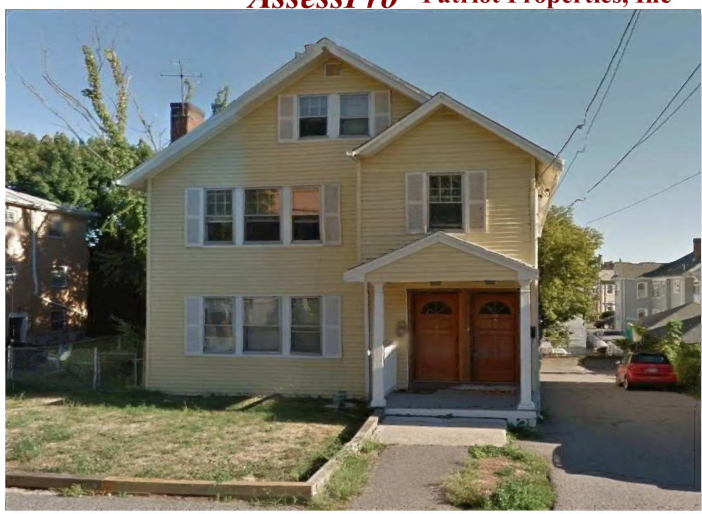
Net Sketched Area:	4,121			Total:	576,598
Size Ad	2608	Gross Are	4992	FinArea	3480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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